

7305, 14 Hemlock Crescent SW
Calgary, Alberta

MLS # A2312216



\$615,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,454 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 938
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	MC2-d129
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME to Copperwood in the Heart of Desirable Spruce Cliff — where Luxury, Lifestyle, and Location come together beautifully • This Rare 3-Bedroom Residence with Panoramic Views of the Shaganappi Point Golf Course and Lush Green Space offers an Exceptional Opportunity to own one of the most Sought-After Layouts in the complex, featuring High Ceilings, an Expansive Open-Concept design, and Oversized Windows that allow an Abundance of Natural Light throughout • The Warm and Elegant Living/Dining Area creates an Inviting Atmosphere perfect for both Relaxing and Entertaining • Enjoy the Scenery Year-Round from not one, but TWO Private Balconies • The Thoughtfully Designed Kitchen showcases Quartz Countertops, Stainless Steel Appliances, Full-Height Cabinetry, and a Convenient Breakfast Bar ideal for casual dining or hosting guests • Retreat to the Spacious Primary Suite featuring its Own Private Balcony and a Luxurious 4-Piece Ensuite complete with a Relaxing Corner Soaker Tub • Two Additional Sizeable Bedrooms provide Flexibility for Family, Guests, or a Home Office setup • Additional Features include Titled Underground Heated Parking, an Assigned Storage Area, and access to the Outstanding Copperwood Amenities including a Fitness Centre/Gym Facility, Guest Suite, Party/Event Room, Recreation Area, Bike Storage, Car Wash, and a Craft/Workshop Space in the Parkade Level • Perfectly Situated just Minutes To Downtown and Close To Shopping, Restaurants/Cafes, Parks, Schools, Public Transit, the C-Train, Bow Trail Access, Walking/Biking Trails, and Shaganappi Point Golf Course. This is Urban Living Surrounded By Nature at its finest. ** Schedule your Private Showing Today. **